



## Chews House, High Street South, Dunstable, LU6 3SF

Attractive Town Centre Office Space

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	318 to 1,025 sq ft / 29.54 to 95.23 sq m
<b>Rent</b>	£6,000 - £17,000 per annum
<b>EPC Rating</b>	EPC exempt - Listed building

### Key Points

- Historic Property
- Town Centre Location
- Redecorated
- Grade II\* Listed
- 2x Suites Available

# Chews House, High Street South, Dunstable, LU6 3SF

## Location

Dunstable is an historic market town in the country of Bedfordshire and forms part of the wider Luton/Dunstable conurbation. The subject property is situated in the town centre, off High Street South. All town centre amenities are within walking distance to include: public parking, retail, food & beverage, pubs, banking, etc. The Quadrant shopping mall is close by together with the Ashton Square shopping precinct.

## Description

Constructed in 1715, Chews House is an attractive and historic Grade II\* Listed building. It was originally a school building but now provides for office and residential accommodation. The available suites (Suite 3 and Suite 4) are both located at first floor level. The two suites and common areas have been redecorated. They benefit from LED lighting, carpeted floor, perimeter trunking and data points, and a small worktop together with sink. There are communal WCs off the first floor landing.

NB: there is no on site parking and no lift to access the first floor.

## Accommodation

The accommodation comprises the following areas:

Name	Floor/Unit	sq ft	sq m	Rent	Availability
1st - Suite 3	1st	707	65.68	£11,000 /annum	Available
1st - Suite 4	1st	318	29.54	£6,000 /annum	Available
<b>Total</b>		<b>1,025</b>	<b>95.22</b>		

## Terms

The suites are available for lease individually or combined on new internal repairing and insuring (IRI) terms. The two suites are sub-metered for electricity, which the tenant shall be liable for. Water and gas costs will be shared on a pro-rata basis between the occupiers of the property.

## Rateable Value

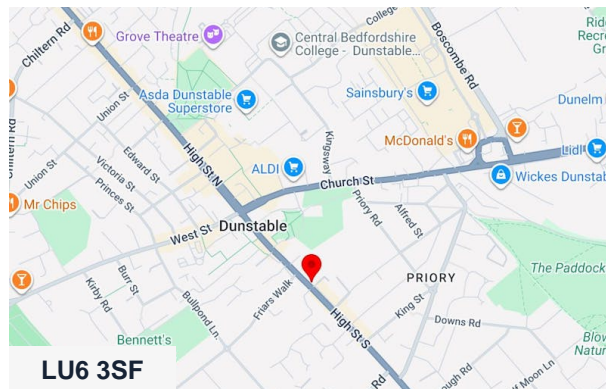
The rateable value for each suite is to be confirmed. Tenants will be liable for the payment of business rates, if applicable.

## VAT

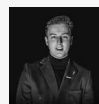
Costs are subject to VAT at the appropriate rate if applicable.

## Costs

Each party is to bear its own costs incurred.



## Viewing & Further Information



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